

Biddesden Lane, SP11
Approximate Gross Internal Area = 76.1 sq m / 820 sq ft
Approximate Outbuilding Internal Area = 11.6 sq m / 125 sq ft
Approximate Total Internal Area = 87.7 sq m / 945 sq ft

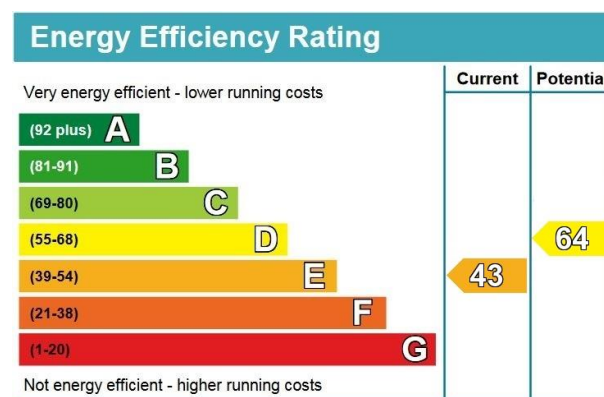


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Biddesden Lane, Ludgershall

Guide Price £310,000 Freehold



- Hallway
- Kitchen/Breakfast Room
- 2 Double Bedrooms
- Generous Parking
- Summerhouse

- Living/Dining Room
- Conservatory
- Shower Room
- Attractive Garden
- No Onward Chain

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.

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DESCRIPTION:
Offered for sale with no onward chain, this semi-detached house occupies a semi-rural location on the edge of Ludgershall. The accommodation. which has been upgraded by the current owner to include new internal doors, flooring, a kitchen and bathroom, comprises hallway, living/dining room with open fireplace, kitchen/breakfast room with integral appliances, a conservatory, two double bedrooms and a modern shower room. To the front there is generous driveway parking whilst a particular feature of the property is the attractive garden which benefits from an insulated summerhouse, a shed and a mature willow tree.

LOCATION:
The town of Ludgershall offers a range of amenities including a supermarket, post office, newsagents, various shops, a church and schools plus Ludgershall Castle which dates back to the 11th Century. Nearby Andover offers a range of shopping, educational and recreational facilities including a cinema, theatre, leisure centre and college of further education. The city of Salisbury and market town of Marlborough are within close proximity whilst the A303 is close at hand offering access to both London and the West Country.

ACCOMMODATION:
Front door into:

HALLWAY:
Stairs to first floor and door to:

LIVING/DINING ROOM:
Bay window to front. Open fireplace with granite hearth, sandstone surround and timber mantle. Door to:

KITCHEN/BREAKFAST ROOM:
Windows to conservatory. Range of eye and base level cupboards and drawers with solid oak work surfaces over, including a breakfast bar, and inset ceramic sink with drainer. Inset ceramic hob with extractor over and oven below. Integral dishwasher, washing machine and fridge. Door to walk-in pantry with window to side, shelving and space for a further appliance. Door to:

CONSERVATORY:
Double aspect with a door to the garden, power, light and a walk-in storage cupboard.

FIRST FLOOR LANDING:
Window to side. Access to boarded loft and doors to:

BEDROOM 1:
Window to front and airing cupboard with hot water tank and electric boiler.

BEDROOM 2:
Window to rear and fitted wardrobe cupboard.

SHOWER ROOM:
Window to rear. Double shower cubicle with rainfall shower, vanity cupboards with wash hand basin and WC with concealed cistern. Electric illuminated wall mirror.

OUTSIDE:
To the front there is a small area of lawn and a gravelled driveway offering parking for five cars. Gated side access to:

REAR GARDEN:
Fully enclosed garden with a patio area adjacent to the house and extending to the side of the garden with an outside tap. The remainder is laid to lawn with a garden shed, mature shrubs and a willow tree. A path leads to the rear where there is an insulated **SUMMERHOUSE** with glazed double doors to the front.

TENURE & SERVICES:
Freehold. Mains water, drainage and electricity are connected. Electric central heating.

Agent’s note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

